

BLCPU LAND USE AND DWELLING UNIT COMPARISON, v03-04-10 DRAFT

General Plan - Generalized Land Uses	SanDAG Existing			2030 SanDAG Forecast (Series 11 Model)			Adopted Community Plan				Proposed Community Plan Alternative 1			Proposed Community Plan Alternative 2			Proposed Community Plan Alternative 3		
	Total Acres	% of Total CPA Acreage	Dwelling Units	Total Acres	% of Total CPA Acreage	Dwelling Units	Total Acres	% of Total CPA Acreage	Max Dwelling Units	Max Dwelling Units w/ Density Bonus	Total Acres	% of Total CPA Acreage	Max Dwelling Units	Total Acres	% of Total CPA Acreage	Max Dwelling Units	Total Acres	% of Total CPA Acreage	Max Dwelling Units
COMMUNITY PLAN AREA																			
Residential	43.5	4.1%	1,106	51.5	9.4%	1,407	49.6	4.6%	1,775	2,014	42.0	3.9%	862	34.3	3.2%	723	34.3	3.2%	723
<i>Residential Very Low to Low (1 to 9 du./ac.)</i>	6.1	0.6%	42	13.9	2.5%	261	-	0.0%	-	-	-	0.0%	-	-	0.0%	-	-	0.0%	-
<i>Residential Low Medium (10 to 14 du./ac.)</i>	11.0	1.0%	134	11.6	2.1%	193	-	0.0%	-	-	6.7	0.6%	94	6.7	0.6%	94	6.7	0.6%	94
<i>Residential Medium (15 to 29 du./ac.)</i>	11.1	1.0%	231	10.9	2.0%	258	25.6	2.4%	744	744	29.1	2.7%	589	21.4	2.0%	450	21.4	2.0%	450
<i>Residential Medium High (30 to 44 du./ac.)</i>	9.8	0.9%	341	9.6	1.8%	340	-	0.0%	-	-	6.2	0.6%	180	6.2	0.6%	180	6.2	0.6%	180
<i>Residential High (45 to 74 du./ac.)</i>	5.5	0.5%	358	5.5	1.0%	355	24.0	2.2%	1,031	1,271	-	0.0%	-	-	0.0%	-	-	0.0%	-
Commercial Employment, Retail and Services	28.2	2.6%	72	29.2	5.3%	19	29.8	2.8%	-	-	68.4	6.4%	-	57.1	5.3%	-	57.1	5.3%	-
<i>Retail Commercial</i>	26.1	2.4%	72	28.7	5.2%	19	25.6	2.4%	-	-	35.2	3.3%	-	16.2	1.5%	-	10.1	0.9%	-
<i>Office Commercial</i>	1.7	0.2%	-	-	0.0%	-	4.1	0.4%	-	-	33.2	3.1%	-	40.9	3.8%	-	47.0	4.4%	-
<i>Visitor Commercial (Hotels & Motels)</i>	0.4	0.0%	-	0.5	0.1%	-	-	0.0%	-	-	-	0.0%	-	-	0.0%	-	-	0.0%	-
Institutional, Public and Semi-Public Facilities	11.3	1.1%	4	10.1	1.8%	4	6.5	0.6%	-	-	6.9	0.6%	-	6.9	0.6%	-	6.9	0.6%	-
Multiple Use	-	0.0%	-	12.3	2.2%	326	11.6	1.1%	-	-	33.5	3.1%	2,073	33.5	3.1%	2,073	33.5	3.1%	2,073
Industrial	301.0	28.1%	14	207.0	37.6%	12	325.0	30.3%	-	-	275.9	25.7%	-	294.9	27.5%	-	294.9	27.5%	-
<i>Light Industrial</i>	81.1	7.6%	13	79.0	14.4%	12	174.6	16.3%	-	-	-	0.0%	-	7.3	0.7%	-	-	0.0%	-
<i>Heavy Industrial</i>	219.9	20.5%	1	126.9	23.1%	-	150.4	14.0%	-	-	275.9	25.7%	-	280.4	26.1%	-	280.4	26.1%	-
<i>Business Park</i>	-	0.0%	-	1.0	0.2%	-	-	0.0%	-	-	-	0.0%	-	7.3	0.7%	-	14.5	1.4%	-
Park, Open Space and Recreation	13.9	1.3%	-	9.0	1.6%	-	6.5	0.6%	-	-	24.2	2.3%	-	24.2	2.3%	-	24.2	2.3%	-
<i>Park</i>	12.6	1.2%	-	6.9	1.2%	-	6.5	0.6%	-	-	20.7	1.9%	-	20.7	1.9%	-	20.7	1.9%	-
<i>Open Space</i>	1.3	0.1%	-	2.1	0.4%	-	-	0.0%	-	-	3.5	0.3%	-	3.5	0.3%	-	3.5	0.3%	-
Right-of-Ways	189.6	17.7%	-	129.7	23.6%	-	190.2	17.7%	-	-	189.6	17.7%	-	189.6	17.7%	-	189.6	17.7%	-
<i>Roads</i>	143.0	13.3%	-	113.9	20.7%	-	143.0	13.3%	-	-	143.0	13.3%	-	143.0	13.3%	-	143.0	13.3%	-
<i>Rail</i>	46.6	4.3%	-	15.8	2.9%	-	47.2	4.4%	-	-	46.6	4.3%	-	46.6	4.3%	-	46.6	4.3%	-
Other*	117.0	10.9%	3	101.4	18.4%	-	85.4	8.0%	-	-	64.1	6.0%	-	64.1	6.0%	-	64.1	6.0%	-
Military Facilities	367.9	34.3%	-	-	0.0%	-	367.9	34.3%	-	-	367.9	34.3%	-	367.9	34.3%	-	367.9	34.3%	-
Community Plan Area - Total	1,072.4	100.0%	1,199	550.2	100.0%	1,768	1,072.4	100.0%	1,775	2,014	1,072.4	100.0%	2,935	1,072.4	100.0%	2,796	1,072.4	100.0%	2,796

* Other - Includes surface parking, transit center, communications & utilities, vacant (only in SanDAG Existing and Forecast), and other transportation.

Italicized values have been included in overarching land use categories: Residential, Commercial Employment, Retail and Services, Industrial, Park, Open Space and Recreation, and Right-of-Ways.

The Adopted Community Plan and 2030 SanDAG Forecast (Series 11 Model) contain some varying areas of right-of-ways when compared to the SanDAG Existing and Proposed Community Plan Alternative right-of-ways.

Adopted Community Plan: Density assumptions based on adopted community plan land use and plan district ordinance. Max Dwelling Units with Density Bonus assumes a 53 du per acre affordable housing density bonus.

Proposed Community Plan Alternatives: Total acreage for Park, Open Space and Recreation in Focus Areas 4 and 5 include potential Park, Open Space and Recreation currently within Caltrans right-of-way

SanDAG Forecast (Series 11 Model): The SanDAG Forecast (Series 11 Model) data was calculated using 2004 parcel information that covers a smaller geographic extent that does not spatially match the existing parcel boundaries used in the analysis of the other scenarios. Additionally, the Naval Station area was not a part of the 2004 parcel information and is therefore not reflected in the total.

SanDAG Existing and SanDAG Forecast (Series 11 Model): 2008 SanDAG data has been updated to include residential projects completed as of November 2009